

Ground
Lease



Pinecrest Forest
650 Homes



±1.5 ACRES
PAD SITE
AVAILABLE

249
STATE HIGHWAY 249
81,246 VPD

NewQuest PAD OPPORTUNITY ON SH 249

24720 Hwy 249 | Tomball, Texas
1.5 Acre Pad Site Next to Regal Cinemas

Neal Thomson
713.438.9513 | nthomsone@newquest.com

Pad Opportunity in Tomball, Texas

Prime 249 frontage between Northpointe & Boudreaux. 249 is at grade along this site creating excellent visibility.
Site abuts the Regal Cinemas Movie theater to the north.

Neal Thomson
nthomson@newquest.com
713.438.9513

PAD SITE

- 1.5 Acres for ground lease only
- Perfect for QSR pad with utilities and parking in place
- Ground Lease Rate: \$100,000 per year



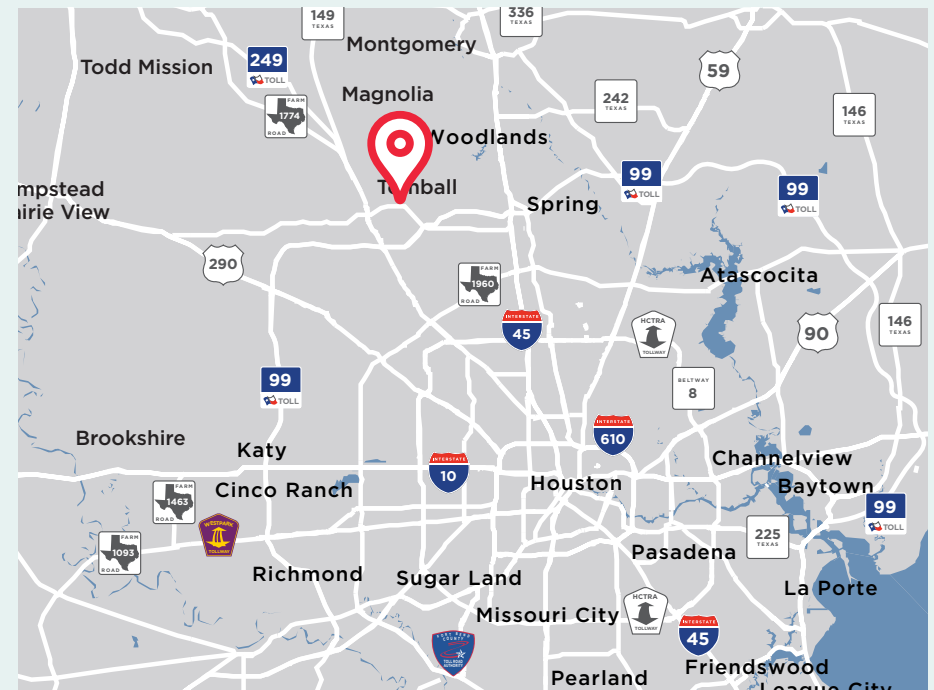
12%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2023



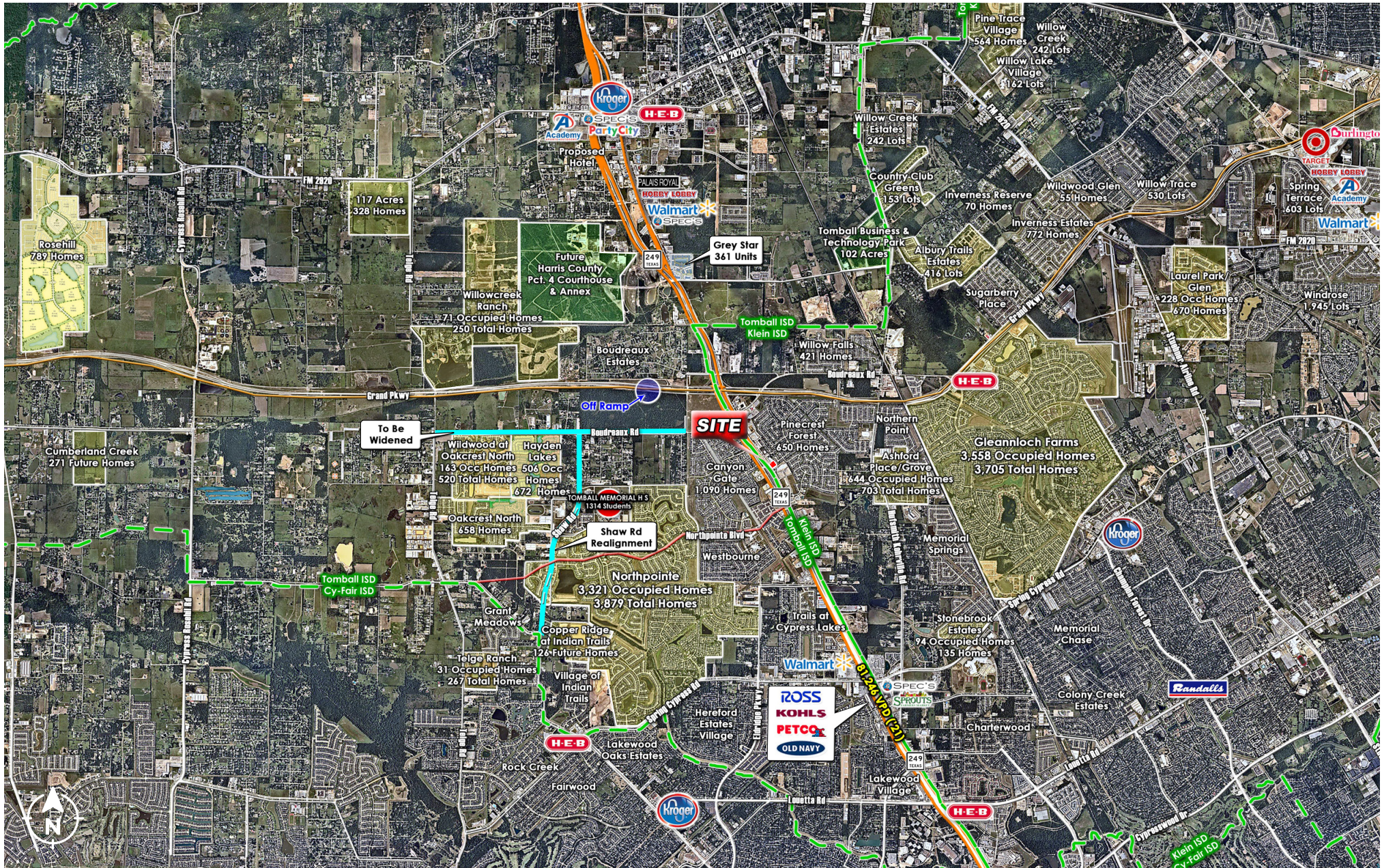
203K
CURRENT POPULATION
WITHIN 5 MILES



\$153K
AVERAGE HHI
WITHIN 3 MILES







Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	4,154	27,878	70,333
Current Population	12,608	83,762	203,475
2020 Census Average Persons per Household	3.04	3.00	2.89
2020 Census Population	13,460	80,976	182,307
Population Growth 2020 to 2023	-6.33%	3.44%	11.61%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	14.16%	17.44%	19.13%
2 Person Households	20.09%	26.14%	27.96%
3+ Person Households	65.75%	56.41%	52.91%
Owner-Occupied Housing Units	56.33%	57.02%	56.25%
Renter-Occupied Housing Units	43.67%	42.98%	43.75%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	54.57%	56.30%	57.31%
Black or African American	12.66%	10.71%	11.02%
Asian or Pacific Islander	8.13%	10.35%	9.41%
Other Races	23.76%	21.89%	21.51%
Hispanic	32.35%	28.29%	26.78%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$126,615	\$152,579	\$153,418
Median Household Income	\$91,485	\$120,997	\$115,706
Per Capita Income	\$40,329	\$50,065	\$52,675
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	21.55%	18.42%	18.38%
Estimated Bachelor's Degree	27.94%	33.75%	31.89%
Estimated Graduate Degree	14.88%	14.86%	15.28%
AGE	1 MILE	3 MILES	5 MILES
Median Age	34.0	34.6	36.3

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	713.438.9513
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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